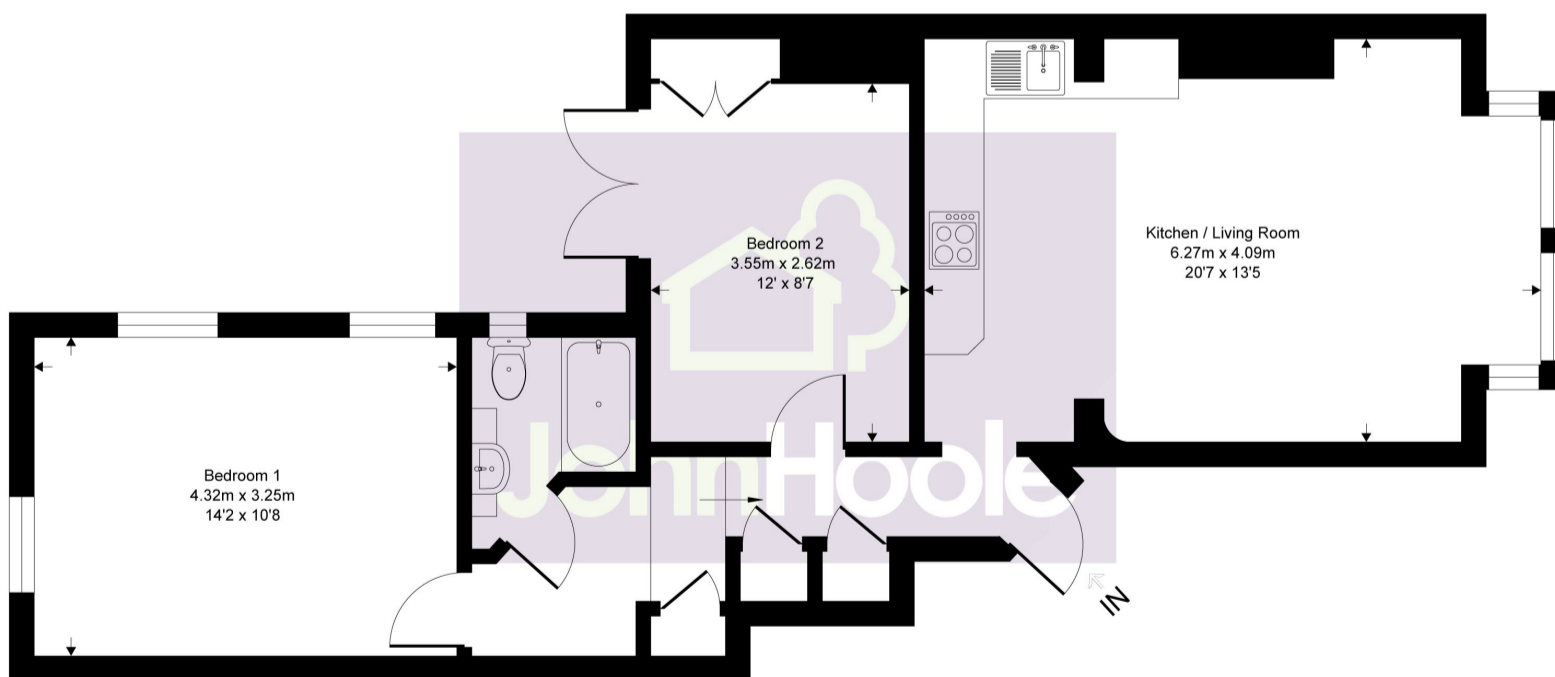




Lancaster Road, Brighton, BN1 5DG
 £450,000



Lancaster Road, BN1
 Approximate Gross Internal Area = 62.3 sq m / 671 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(74-81)	C		
(69-74)	D		
(63-69)	E		
(55-63)	F	62	
(48-55)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	77

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





This exquisite Victorian ground-floor flat, nestled on a tranquil, tree-lined street near Seven Dials, exudes timeless elegance and charm. Located on Lancaster Road, the property offers generously proportioned living spaces and showcases original period features, including high ceilings and a grand box sash window in the living room that bathes the space in natural light. The open-plan kitchen, living, and dining area is both stylish and functional, featuring sleek, modern units and integrated appliances that blend seamlessly with the room's décor. Newly installed flooring harmonizes beautifully with the original tiled hallway, and the entire flat is presented in pristine condition. The property boasts two spacious double bedrooms, with the master bedroom offering built-in storage and French doors that open onto a serene, low-maintenance garden with mature planting and convenient side access. The flat is offered with no onward chain, making it a perfect turnkey home.



- NO ONWARD CHAIN
- GROUND FLOOR 2 BED FLAT
- PATIO GARDEN WITH MATURE PLANTING
- PERIOD CONVERSION WITH ORIGINAL FEATURES
- OPEN PLAN KITCHEN, DINING & LOUNGE
- NEW KITCHEN, BATHROOM & FLOORING
- IMMACULATE CONDITION AND CONTEMPORARY STYLING
- SIDE ACCESS TO GARDEN